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Minutes

BBS Building Code Appeals Board (BCAB)

Meeting Location: Milford District Office, 50 Maple Street, Milford, MA.

May 5, 2016

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Meeting Called to order by the Chairman, Richard Crowley, at 9:30 a.m. followed by Roll call:

Board Members Present:

Richard Crowley, Chairman
Tom Perry
Jake Nunnemacher

Board Members Not Present:

None

There were nine (9) cases on the docket scheduled each 30 minute period, beginning at 9:30 a.m. and running until approximately 12:00 p.m. The three board members identified above served each case; guests varied with each case. A copy of the sign-in sheet for each case is appended to these minutes to identify attendees.

Guests Present:

See sign-in sheet for each case:

1. Meeting minutes March 22, 2016
2. Case Number : 16-1622
Appellant: Wayne Gething for DCAM
Address of Property: 627 Randall Rd (V & I Bldg.) Ludlow, MA. 01056
Summary of Case: This appeal concerned relief from the 2009 IMC (*International Mechanical Code*), Section 403.7 (as adopted by Massachusetts as part of 780 CMR through 780 CMR 2801.1, effective August 6, 2010) with respect to the same type of work on several buildings located at the Hampden County House of Corrections.

On a **MOTION** by Jake Nunnemacher and **SECONDED** by Tom Perry, it was **UNANIMOUSLY** voted to allow variances from **IMC 403.7, 403.3 and 403.4**, with respect to all eight (8) Appeals, on

conditions that: Appellant immediately commences a study to complete an analysis and to propose a plan to address the Code issues and provide that plan to the State Building Inspector not later August 5, 2016; Appellant will have up to November 5, 2018 in which to complete the work pursuant to that plan; and during construction, monthly progress reports must be provided to the State Building Inspector.

3. **Case Number :** 16-1623
Appellant: Wayne Gething for DCAM
Address of Property: 627 Randall Rd (Pre-Release Bldg.) Ludlow, MA. 01056
Summary of Case: This appeal concerned relief from the 2009 IMC (*International Mechanical Code*), Section 403.7 (as adopted by Massachusetts as part of 780 CMR through 780 CMR 2801.1, effective August 6, 2010) with respect to the same type of work on several buildings located at the Hampden County House of Corrections.

On a **MOTION** by Jake Nunnemacher and **SECONDED** by Tom Perry, it was **UNANIMOUSLY** voted to allow variances from **IMC 403.7, 403.3 and 403.4**, with respect to all eight (8) Appeals, on conditions that: Appellant immediately commences a study to complete an analysis and to propose a plan to address the Code issues and provide that plan to the State Building Inspector not later August 5, 2016; Appellant will have up to November 5, 2018 in which to complete the work pursuant to that plan; and during construction, monthly progress reports must be provided to the State Building Inspector.

4. **Case Number:** 16-1624
Appellant: Wayne Gething for DCAM
Address of Property: 627 Randall Rd (H Tower A) Ludlow, MA. 01056
Summary of Case: This appeal concerned relief from the 2009 IMC (*International Mechanical Code*), Section 403.7 (as adopted by Massachusetts as part of 780 CMR through 780 CMR 2801.1, effective August 6, 2010) with respect to the same type of work on several buildings located at the Hampden County House of Corrections.

On a **MOTION** by Jake Nunnemacher and **SECONDED** by Tom Perry, it was **UNANIMOUSLY** voted to allow variances from **IMC 403.7, 403.3 and 403.4**, with respect to all eight (8) Appeals, on conditions that: Appellant immediately commences a study to complete an analysis and to propose a plan to address the Code issues and provide that plan to the State Building Inspector not later August 5, 2016; Appellant will have up to November 5, 2018 in which to complete the work pursuant to that plan; and during construction, monthly progress reports must be provided to the State Building Inspector.

5. **Case Number :** 16-1625
Appellant: Wayne Gething for DCAM
Address of Property: 627 Randall Rd (H Tower C) Ludlow, MA. 01056
Summary of Case: This appeal concerned relief from the 2009 IMC (*International Mechanical Code*), Section 403.7 (as adopted by Massachusetts as part of 780 CMR through 780 CMR 2801.1, effective August 6, 2010) with respect to the same type of work on several buildings located at the Hampden County House of Corrections.

On a **MOTION** by Jake Nunnemacher and **SECONDED** by Tom Perry, it was **UNANIMOUSLY** voted to allow variances from **IMC 403.7, 403.3 and 403.4**, with respect to all eight (8) Appeals, on conditions that: Appellant immediately commences a study to complete an analysis and to propose a plan to address the Code issues and provide that plan to the State Building Inspector

not later August 5, 2016; Appellant will have up to November 5, 2018 in which to complete the work pursuant to that plan; and during construction, monthly progress reports must be provided to the State Building Inspector.

6. **Case Number :** 16-1626
Appellant: Wayne Gething for DCAM
Address of Property: 627 Randall Rd (H & F Serv. Bldg.) Ludlow, MA. 01056
Summary of Case: This appeal concerned relief from the 2009 IMC (*International Mechanical Code*), Section 403.7 (as adopted by Massachusetts as part of 780 CMR through 780 CMR 2801.1, effective August 6, 2010) with respect to the same type of work on several buildings located at the Hampden County House of Corrections.

On a **MOTION** by Jake Nunnemacher and **SECONDED** by Tom Perry, it was **UNANIMOUSLY** voted to allow variances from **IMC 403.7, 403.3 and 403.4**, with respect to all eight (8) Appeals, on conditions that: Appellant immediately commences a study to complete an analysis and to propose a plan to address the Code issues and provide that plan to the State Building Inspector not later August 5, 2016; Appellant will have up to November 5, 2018 in which to complete the work pursuant to that plan; and during construction, monthly progress reports must be provided to the State Building Inspector.

7. **Case Number :** 16-1627
Appellant: Wayne Gething for DCAM
Address of Property: 627 Randall Rd (Admin. Bldg.) Ludlow, MA. 01056
Summary of Case: This appeal concerned relief from the 2009 IMC (*International Mechanical Code*), Section 403.7 (as adopted by Massachusetts as part of 780 CMR through 780 CMR 2801.1, effective August 6, 2010) with respect to the same type of work on several buildings located at the Hampden County House of Corrections.

On a **MOTION** by Jake Nunnemacher and **SECONDED** by Tom Perry, it was **UNANIMOUSLY** voted to allow variances from **IMC 403.7, 403.3 and 403.4**, with respect to all eight (8) Appeals, on conditions that: Appellant immediately commences a study to complete an analysis and to propose a plan to address the Code issues and provide that plan to the State Building Inspector not later August 5, 2016; Appellant will have up to November 5, 2018 in which to complete the work pursuant to that plan; and during construction, monthly progress reports must be provided to the State Building Inspector.

8. **Case Number :** 16-1628
Appellant: Wayne Gething for DCAM
Address of Property: 627 Randall Rd (H Tower B) Ludlow, MA. 01056
Summary of Case: This appeal concerned relief from the 2009 IMC (*International Mechanical Code*), Section 403.7 (as adopted by Massachusetts as part of 780 CMR through 780 CMR 2801.1, effective August 6, 2010) with respect to the same type of work on several buildings located at the Hampden County House of Corrections.

On a **MOTION** by Jake Nunnemacher and **SECONDED** by Tom Perry, it was **UNANIMOUSLY** voted to allow variances from **IMC 403.7, 403.3 and 403.4**, with respect to all eight (8) Appeals, on conditions that: Appellant immediately commences a study to complete an analysis and to propose a plan to address the Code issues and provide that plan to the State Building Inspector

not later August 5, 2016; Appellant will have up to November 5, 2018 in which to complete the work pursuant to that plan; and during construction, monthly progress reports must be provided to the State Building Inspector.

9. **Case Number :** 16-1629
Appellant: Wayne Gething for DCAM
Address of Property: 627 Randall Rd (Rec. Bldg.) Ludlow, MA. 01056
Summary of Case: This appeal concerned relief from the 2009 IMC (*International Mechanical Code*), Section 403.7 (as adopted by Massachusetts as part of 780 CMR through 780 CMR 2801.1, effective August 6, 2010) with respect to the same type of work on several buildings located at the Hampden County House of Corrections.

On a **MOTION** by Jake Nunnemacher and **SECONDED** by Tom Perry, it was **UNANIMOUSLY** voted to allow variances from **IMC 403.7, 403.3 and 403.4**, with respect to all eight (8) Appeals, on conditions that: Appellant immediately commences a study to complete an analysis and to propose a plan to address the Code issues and provide that plan to the State Building Inspector not later August 5, 2016; Appellant will have up to November 5, 2018 in which to complete the work pursuant to that plan; and during construction, monthly progress reports must be provided to the State Building Inspector.

10. **Case Number :** 16-1630
Appellant: John Stelling for CJS Realty Trust
Address of Property: 5 Hammatt Street, Ipswich, MA. 01938
Summary of Case: This appeal concerned a variance from 780 CMR (*The State Building Code, Eighth Edition*) Section 1009.9, with respect to an existing installation of an exterior spiral staircase system, which provides a second means of egress for three of five residential units in a building.

List of Exhibits:

- Exhibit 1.** Application dated March 30, 2016.
Exhibit 2. Photo of Back of Building, 1 page.
Exhibit 3. Copies of Building Permit R-130505, 2 pages.

On a **MOTION** by Tom Perry and **SECONDED** by Jake Nunnemacher, it was **UNANIMOUSLY** voted to affirm the Inspector of Buildings' determination with respect to the application of **780 CMR 1009.9** to the building; and to order Appellant to install a proper means of egress to change from the spiral staircases that presently provide second means of egress for the three units described above.

11. The meeting adjourned at 11:30 a.m.